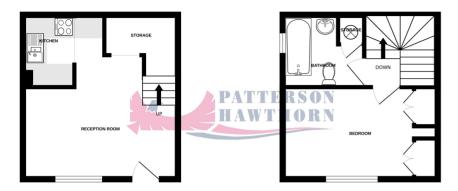
GROUND FLOOR 223 sq.ft. (20.8 sq.m.) approx. 1ST FLOOR 225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx

Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, comes and any other lens are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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# Broome Place, Aveley £185,000

- ONE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- LEASEHOLD WITH 89 YEARS REMAINING
- 14' x 11' PAVED FRONT GARDEN
- AMPLE RESIDENTS PARKING
- CLOSE TO AVELEY TOWN CENTRE
- EASY ACCESS TO OCKENDON & RAINHAM C2C STATIONS
- APROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- CLOSE TO A13 & M25





## **GROUND FLOOR**

#### **Front Entrance**

Via uPVC door opening into:

## Open Plan Reception Room / Kitchen

4.65m x 4.43m (15' 3" x 14' 6") (Max) Reception area: Double glazed windows to front, laminate flooring, stairs to first floor, large under stairs storage cupboard. Kitchen area: A range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for appliances, tiled splash backs, vinyl flooring.

### **FIRST FLOOR**

#### Landing

Loft hatch to ceiling, fitted carpet.



#### **Bedroom**

4.43m x 2.59m (14' 6" x 8' 6") Double glazed windows to front, fitted wardrobes, fitted carpet.

#### **Bathroom**

2.3m x 1.93m (7' 7" x 6' 4") Obscure double glazed window to side, low level flush WC, hand wash basin, panelled bath, shower, built-in storage cupboard housing tank, tiled walls, tiled flooring.

## **EXTERIOR**

#### **Front Exterior**

Front garden measuring approximately 14' x 11' Part paved, part hard standing and part laid to decorative pebbles, communal parking.